

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: VAN METER
Local Government Number: 25G239

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
VAN METER URBAN RENEWAL	25004	8

TIF Debt Outstanding: 2,195,616

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	302,097	302,097	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	290,991
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	290,991

Rebate Expenditures:	121,954
Non-Rebate Expenditures:	82,556
Returned to County Treasurer:	0
Total Expenditures:	204,510

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	388,578	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 1,602,528

Urban Renewal Area Data Collection

Local Government Name: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL
 UR Area Number: 25004
 UR Area Creation Date: 02/1991

1. To construct public works facilities including water, sanitary sewer, and roadway improvements.
 2. To stimulate residential development. 3. To provide land for new development. 4. To attract investments. 5. To increase affordable housing.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
VAN METER CITY/VAN METER SCH/URBAN TIF INCREMENT	25104	25105	1,875,668
VAN METER CITY AG/VAN METER SCH/URBAN TIF INCREMENT	25106	25107	0
VAN METER CITY/VAN METER SCH/URBAN TIF 2002 INC	25247	25248	1,428,044
VAN METER CITY/VAN METER SCH/2004 URBAN TIF INC	25307	25308	0
VAN METER CITY AG/VAN METER SCH/2004 TIF INC	25309	25310	0
VAN METER CITY/VAN METER SCH/2005 URBAN TIF INC	25311	25312	6,255,927
VAN METER CITY AG/VAN METER SCH/2005 URBAN TIF INC	25313	25314	0
VAN METER CITY/VAN METER SCH/2006 PCB URBAN TIF INCREMENT	25320	25321	878,687

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	450,070	34,370,840	1,780,630	0	0	-61,116	36,540,424	0	36,540,424
Taxable	201,193	19,156,066	1,602,567	0	0	-61,116	20,898,710	0	20,898,710
Homestead Credits									151

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

302,097

302,097

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 290,991
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 290,991

Rebate Expenditures: 121,954
 Non-Rebate Expenditures: 82,556
 Returned to County Treasurer: 0
Total Expenditures: 204,510

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

388,578

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For VAN METER URBAN RENEWAL

CR Estates WA

Description:	Water Main Extended to Crestview Estates
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

CR Estates SW

Description:	Sewer Main Extended to Crestview Estates
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

WA Treatment Plant Design

Description:	Plans, Designs, Specifications for filtration, RO, and softening of the City's drinking water.
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Rec Complex Aquisition

Description:	Acquired Van Meter Rec Complex
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Site Certification

Description:	Due diligence and utility extension planning for business park
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

416 West Street Clean Up

Description:	Blight Alleviation
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For VAN METER URBAN RENEWAL

2013 Refinancing/WA Treatement/Rec Complex/Site Cert

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	870,000
Interest:	297,332
Total:	1,167,332
Annual Appropriation?:	No
Date Incurred:	09/09/2013
FY of Last Payment:	2033

Crestview Estates No 1 LLC

Debt/Obligation Type:	Rebates
Principal:	871,455
Interest:	0
Total:	871,455
Annual Appropriation?:	Yes
Date Incurred:	09/09/2005
FY of Last Payment:	2018

Grinnell St Bank

Debt/Obligation Type:	Rebates
Principal:	156,829
Interest:	0
Total:	156,829
Annual Appropriation?:	Yes
Date Incurred:	11/22/2005
FY of Last Payment:	2015

Non-Rebates For VAN METER URBAN RENEWAL

TIF Expenditure Amount:	28,370
Tied To Debt:	2013 Refinancing/WA Treatment/Rec Complex/Site Cert
Tied To Project:	CR Estates WA

TIF Expenditure Amount:	16,764
Tied To Debt:	2013 Refinancing/WA Treatment/Rec Complex/Site Cert
Tied To Project:	CR Estates SW

TIF Expenditure Amount:	12,474
Tied To Debt:	2013 Refinancing/WA Treatment/Rec Complex/Site Cert
Tied To Project:	WA Treatment Plant Design

TIF Expenditure Amount:	12,474
Tied To Debt:	2013 Refinancing/WA Treatment/Rec Complex/Site Cert
Tied To Project:	Site Certification

TIF Expenditure Amount:	12,474
Tied To Debt:	2013 Refinancing/WA Treatment/Rec Complex/Site Cert
Tied To Project:	Rec Complex Aquisition

Rebates For VAN METER URBAN RENEWAL

Crestview Estates

TIF Expenditure Amount:	106,789
Rebate Paid To:	Crestview Estates No 1 LLC
Tied To Debt:	2013 Refinancing/WA Treatment/Rec Complex/Site Cert
Tied To Project:	CR Estates WA
Projected Final FY of Rebate:	2018

Whispering Pines

TIF Expenditure Amount:	15,165
Rebate Paid To:	Grinnell State Bank
Tied To Debt:	2013 Refinancing/WA Treatment/Rec Complex/Site Cert
Tied To Project:	CR Estates SW
Projected Final FY of Rebate:	2017

Income Housing For VAN METER URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/URBAN TIF INCREMENT
 TIF Taxing District Inc. Number: 25105

TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1991

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,197,460	1,772,900	0	0	-46,300	17,924,060	0	17,924,060
Taxable	0	9,027,402	1,595,610	0	0	-46,300	10,576,712	0	10,576,712
Homestead Credits									85

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,580,977	10,576,712	1,875,668	8,701,044	245,671

FY 2016 TIF Revenue Received: 52,999

TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)
 TIF Taxing District Name: VAN METER CITY AG/VAN METER SCH/URBAN TIF INCREMENT
 TIF Taxing District Inc. Number: 25107

TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1991

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	130,460	0	0	0	0	0	130,460	0	130,460
Taxable	58,318	0	0	0	0	0	58,318	0	58,318
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	46,301	58,318	0	58,318	1,067

FY 2016 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/URBAN TIF 2002 INC
 TIF Taxing District Inc. Number: 25248

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2002

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,565,600	0	0	0	-1,852	2,563,748	0	2,563,748
Taxable	0	1,429,896	0	0	0	-1,852	1,428,044	0	1,428,044
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,098,810	1,428,044	1,428,044	0	0

FY 2016 TIF Revenue Received: 40,015

TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/2004 URBAN TIF INC
 TIF Taxing District Inc. Number: 25308

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,789,870	7,730	0	0	-3,704	2,793,896	0	2,793,896
Taxable	0	1,554,894	6,957	0	0	-3,704	1,558,147	0	1,558,147
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,290,790	506,810	0	506,810	14,310

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)
 TIF Taxing District Name: VAN METER CITY AG/VAN METER SCH/2004 TIF INC
 TIF Taxing District Inc. Number: 25310

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	212,930	0	0	0	0	0	212,930	0	212,930
Taxable	95,186	0	0	0	0	0	95,186	0	95,186
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	65,840	95,186	0	95,186	1,742

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/2005 URBAN TIF INC
 TIF Taxing District Inc. Number: 25312

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,241,320	0	0	0	-9,260	11,232,060	0	11,232,060
Taxable	0	6,265,187	0	0	0	-9,260	6,255,927	0	6,255,927
Homestead Credits									32

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	18,440	6,255,927	6,255,927	0	0

FY 2016 TIF Revenue Received: 173,358

TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)
 TIF Taxing District Name: VAN METER CITY AG/VAN METER SCH/2005 URBAN TIF INC
 TIF Taxing District Inc. Number: 25314

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	106,680	0	0	0	0	0	106,680	0	106,680
Taxable	47,689	0	0	0	0	0	47,689	0	47,689
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	38,370	47,689	0	47,689	873

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/2006 PCB URBAN TIF INCREMENT
 TIF Taxing District Inc. Number: 25321

TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,576,590	0	0	0	0	1,576,590	0	1,576,590
Taxable	0	878,687	0	0	0	0	878,687	0	878,687
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	96,070	878,687	878,687	0	0

FY 2016 TIF Revenue Received: 24,619